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09/30/2021 03:32:15 PM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison BLVD
Bessemer, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

}

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Commercial Development Authority of the City of Alabaster**, a(n) Alabama Statutory Authority (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

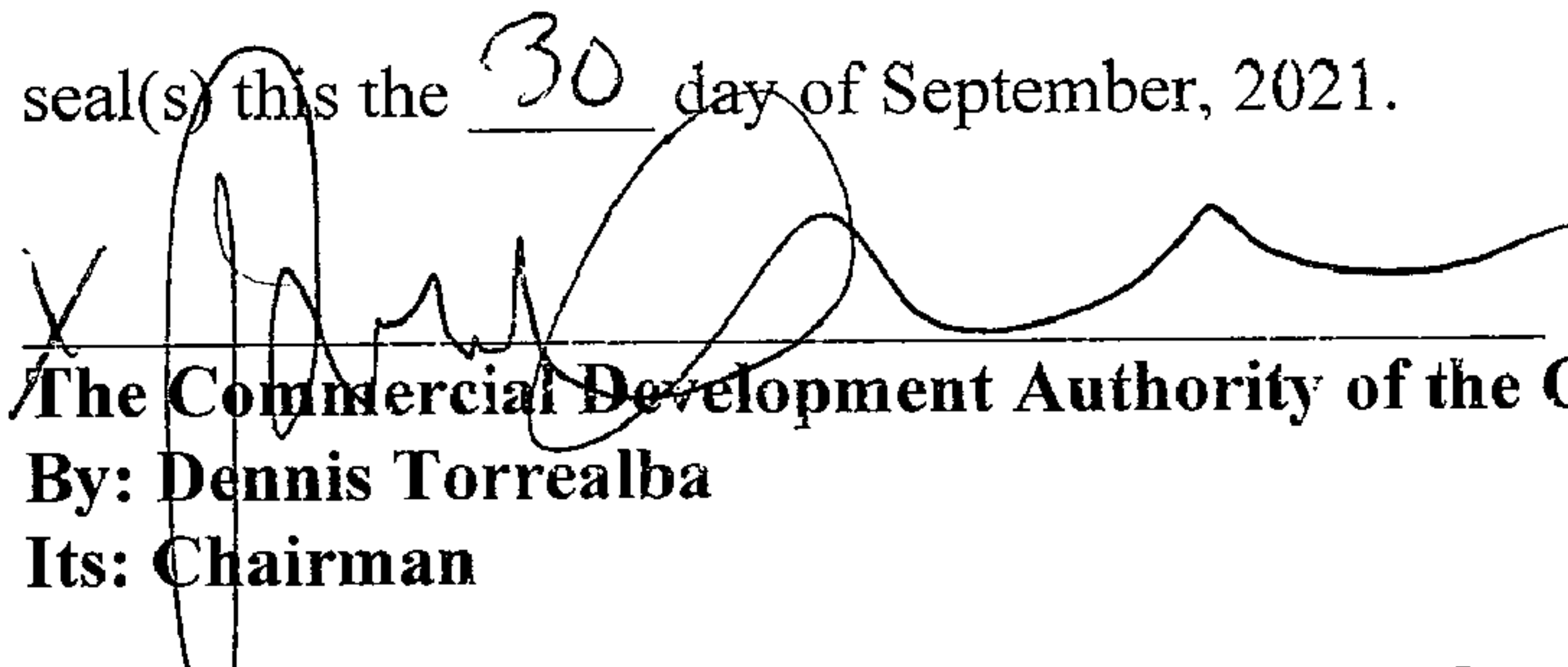
SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEE, his/her/their heirs and assigns forever.

GRANTOR hereby covenants and agrees with GRANTEE, its successors and assigns, that GRANTOR will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the GRANTOR, but against no other.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 30 day of September, 2021.



The Commercial Development Authority of the City of Alabaster
By: Dennis Torrealba
Its: Chairman

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dennis Torrealba whose name as Chairman of **The Commercial Development Authority of the City of Alabaster**, a(n) Alabama Statutory Authority, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Chairman and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of September, 2021.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

EXHIBIT A**PARCEL I**

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06' to the POINT OF BEGINNING; thence S45°02'52"W and along said R.O.W. line for a distance of 115.30' to a curve to the left, having a radius of 550.00', and subtended by a chord bearing of S28°08'31"W, and a chord distance of 319.90'; thence along the arc of said curve and along said R.O.W. line for a distance of 324.59'; thence S56°13'52"W and along said R.O.W. line for a distance of 53.99' to the Northerly R.O.W. line of Old Highway 31; thence leaving said Fulton Springs and along said Old Highway 31 R.O.W. line, N77°23'50"W for a distance of 123.99'; thence N73°05'01"W and along said R.O.W. line for a distance of 167.00'; thence N19°27'18"E and leaving said R.O.W. line for a distance of 411.20'; thence S80°37'40"E for a distance of 297.48'; thence N19°11'11"E for a distance of 78.14'; thence S46°58'47"E for a distance of 139.50' to the POINT OF BEGINNING.

Said Parcel containing 3.49 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

PARCEL II

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N00°50'27"W a distance of 297.37' to the Northeasterly R.O.W. line of U.S. Highway 31 and the POINT OF BEGINNING; thence N00°23'47"W and leaving said R.O.W. line a distance of 63.97'; thence N87°15'50"W a distance of 75.95' to the Northeasterly R.O.W. line of above said U.S. Highway 31; thence S48°28'03"E and along said R.O.W. line a distance of 101.94' to the POINT OF BEGINNING.

Said Parcel containing 0.06 acres, more or less.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Notwithstanding any other agreements, the property may not be used for the following purposes: Automobile dealerships and car lots, Carwashes, Gasoline Service Stations, Motels and Extended Stay Hotels, Indoor and Outdoor Flea Markets, Manufactured Homes Sales and Service, Pawnshops, Self-service Storage Facilities, Vehicle Towing Services, Vape Shops, Tobacco Stores, CBD Sales, Consignment Shops, Thrift Stores, Coin-operated Laundries; Title Pawn Shops, Payday Loan Shops, Bill Pay Shops, Alternative Financing Shops, Gold and Silver Coin Shops, Tattoo Shops, Massage Parlors, etc.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Commercial Development Authority of the
 City of Alabaster _____
 Mailing Address 1953 Municipal Way
STE 101
Alabaster, AL 35007

Property Address Hwy 26
Alabaster, AL 35007

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023

Date of Sale September 30, 2021
 Total Purchase Price \$200,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
 _____ Sales Contract
X Closing Statement

_____ Appraisal
 _____ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 30, 2021

Print: Justin Smitherman

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2021 03:32:15 PM
 \$228.00 BRITTANI
 20210930000478870

Alvin S. Boyd